

**VILLAGE OF SAG HARBOR PLANNING BOARD**

**AGENDA**

**April 27, 2010**

**Work Session at 5:30 PM  
& Regular Meeting at 6:00 PM**

**FLAG SALUTE**

**SECTION I – WORK SESSION**

1. Application of Tutto Il Giorno, LLC, 6 Bay Street, SCTM No. 302-2-2-22
2. Application for Change of Use of Edward Burke, Jr., Esq., 39 Division Street, SCTM No. 302-2-2-12

**SECTION II – MINUTES**

1. Resolution to approve the Minutes of the March 23, 2010 Planning Board Work Session and Regular Meeting.  
Motion Made by \_\_\_\_\_  
Motion Seconded by \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

**SECTION III – CORRESPONDENCE REQUIRING ACTION**

1. Sag Development Partners, LLC (Former Bulova Watchcase Factory Development) – 15 Church Street, SCTM No. 903-3-4-14  
Re: Request two-year extension of the Site Plan Approval passed by the Village of Sag Harbor Planning Board on August 26, 2008  
Motion Made by \_\_\_\_\_  
Motion Seconded by \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

**SECTION IV - OLD BUSINESS**

1. Application of Mary's Rooms LLC, 68 Rysam Street, SCTM No. 302-2-6-2  
Motion Made by \_\_\_\_\_  
Motion Seconded by \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_
2. Application of 8 East Union, LLC. and Mario J. Palumbo, Jr. for the approval of a lot line modification and re-subdivision of two lots pursuant to Chapter 46 (Subdivision of Land) of the Sag Harbor Village Code. The subject properties are situated at 8 Union Street (SCTM#302-2-6-4) and 12 Union Street (SCTM# 302-2-6-3), Sag Harbor, New York. Said proposed subdivision has been granted the following variances: (1) a variance from Section 55-4.3 for SCTM # 3 to permit a lot area of 8,571 square feet where 20,000 square feet is required, (2) a variance

from Section 55-4.3 for SCTM # 4 to permit a lot area of 9,343 square feet where 20,000 square feet is required. A total of 383 square feet of lot area is being transferred from SCTM #4 to SCTM# 3.

Motion Made by\_\_\_\_\_

Motion Seconded by\_\_\_\_\_

Approved\_\_\_\_\_Denied\_\_\_\_\_Tabled\_\_\_\_\_

## **SECTION V – PUBLIC HEARINGS**

1. Application of 125 Main Street, LLC for site plan approval pursuant to Section 55-14.3 of the Sag Harbor Village Zoning Code for property located at 125 Main Street, Sag Harbor, NY, also identified as SCTM #0903-3-4-5.1. The subject property contains 0.147 acres and is located in the Village Business Zoning District. The property is currently improved with a building utilized for commercial purposes. The applicant seeks site plan approval to undertake the following improvements: (1) the excavation of the grades immediately in front of the existing buildings to allow sidewalk access to the westerly face of the existing 850 square foot basement and convert the use of the basement space to commercial/office use, (2) elevate the existing building by approximately 3.5 feet in height to improve ceiling height in the basement to 8' 6", (3) demolition of a 608 square foot one story addition located to the east of the existing building, (4) construction of an 80 square foot one story stairway addition to the east side of the building, and undertake interior and exterior renovations to the structure, (5) and existing outhouse structure is to be relocated. Upon completion, the building will comprise 2,055 square feet of commercial space, plus a 945 square foot two bedroom apartment on the second floor. In addition, the applicant proposes a brick patio immediately behind the building, together with a pergola. Handicapped accessible parking is proposed together with stairs and ramps on the east side of the building. A common access driveway is proposed between the subject property and the property immediately to the south, together with a common brick sidewalk. Two additional parking places will be provided as well as landscaping, drainage, and curbing improvements. It is noted that the proposed site plan will also require approval of the Village Board of Trustees for an encroachment onto the Village sidewalk on Main Street.

Motion Made by\_\_\_\_\_

Motion Seconded by\_\_\_\_\_

Approved\_\_\_\_\_Denied\_\_\_\_\_Tabled\_\_\_\_\_

2. Preliminary plat of the Lighthouse Landing, LLC subdivision application. Subject premises are a 3.195 acre parcel located at Route 114, Lighthouse Lane and Washington Avenue bearing SCTM No. 302-6-11-2.

Motion Made by\_\_\_\_\_

Motion Seconded by\_\_\_\_\_

Approved\_\_\_\_\_Denied\_\_\_\_\_Tabled\_\_\_\_\_

3. Special Use Permit Application of Village Back Street Realty, LLC, for a specialty food, organic food and dry goods store at 51 Division Street (Unit A). Subject premises bear SCTM No. 302-2-2-10.  
Motion Made by \_\_\_\_\_  
Motion Seconded by \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_
4. Special Use Permit of Village Back Street Realty, LLC for a specialty food, fresh meat and fish store at 51 Division Street (Unit B). Subject premises bear SCTM No. 302-2-2-10  
Motion Made by \_\_\_\_\_  
Motion Seconded by \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_
5. Application of Dorothy Moorhead for site plan approval pursuant to Section 55-14.3 of the Sag Harbor Village Zoning Code for property located at 34 Main Street, Sag Harbor, NY, also identified as SCTM #0903-2-2-23. The subject property contains 7,200 square feet and is located in the Village Business Zoning District. The property is currently improved with a building utilized for retail purposes and with apartments over the retail store. The applicant seeks site plan approval to undertake the following improvements: construct a deck over the existing garage.  
Motion Made by \_\_\_\_\_  
Motion Seconded by \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_
6. Application of Jack Tagliasacchi (IL Capuccino Ristorante) for outdoor seating, premises located at 30 Madison Street, identified as SCTM No. 903-3-2-57.  
Motion Made by \_\_\_\_\_  
Motion Seconded by \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_
7. Site Plan Application of the John Jermain Memorial Library. The Planning Board will hold an informational meeting on the site plan application of the John Jermain Memorial Library. The applicant will present a description of the proposed project and the public will be provided an opportunity to identify concerns. This is not a scoping session under the State Environmental Quality Review Act. The subject property is located at 201 Main Street, also identified as SCTM No. 903-3-3-70.  
Motion Made by \_\_\_\_\_  
Motion Seconded by \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_